

PRELIMINARY REPORT

2015: E4 – *Bauer Hockley Road*

APPLICANT: Harris County Engineering Department

KEY MAP: 326

JURISDICTION: Harris County

LAMBERT: 4468

DISTRICT/PRECINCT:
Harris County Pct.: 3

PROPOSAL:

Harris County is requesting the deletion of Major Thoroughfare Bauer Hockley Road, between Mason Road and Mueschke Road, from the Major Thoroughfare and Freeway Plan (MTFP). The Major Thoroughfare is currently classified with 4 lanes and a 100-foot right-of-way (T-4-100).

APPLICANT'S JUSTIFICATION and HISTORY:

Harris County requests the deletion of the thoroughfare because it crosses floodplains and a floodway. The applicant contends that it is not likely that a developer would build additional residential homes in a floodway area as these would need to be elevated. It is also very expensive to build in a floodplain area as more fill would be needed to elevate the homes, and property owners would need to purchase flood insurance. The entire segment bisects approximately two dozen existing homestead properties. Realignment to the south would negatively affect a future Harris County Flood Control District project. This is shown to go through the middle of the Little Cypress Oaks Estates unrecorded subdivision (all private streets). It is unlikely that these lots will subdivide, and the County would never likely split a subdivision in half as shown on the MTFP.

The applicant suggests that having a thoroughfare line going through the middle of Little Cypress Oaks Estates serves no purpose because there is only existing internal circulation consisting of private streets. The existing private streets do not line up with the current mapped alignment. It is unlikely that the additional right-of-way (ROW) would be obtained from existing homeowners.

The applicant states that the amendment request to remove the thoroughfare would not affect east-west circulation. The existing platted subdivision, Lakes of Fairhaven Section 2, to the west being built out does not account for a street extension to the east having the existing streets terminate in a cul-de-sac on the eastern plat boundary. Also, the subdivision has existing detention ponds that would also prevent east-west circulation. Furthermore, there is a private subdivision called Saddle Ridge Estates south of the creek that is built out and would prevent east-west circulation.

The 1980 MTFP shows the original east-west alignment north of Grant Road from east of Stuebner Airline west to Roberts Road. In 1982, the MTFP was amended to realign the unnamed east-west Major Thoroughfare to make a connection to Bauer Hockley Road to the west. Looking at aerials in the area and block book maps from the late seventies and early eighties, there appeared to be private streets with existing residencies.

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POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the realignment of Bauer Hockley Road between Mason Road and Mueschke Road to align with existing local road, Bauer Hockley Road. This realignment relocates the proposed thoroughfare out of the flood plain for Little Cypress Creek and maintains east west circulation in the area.